

KAREN ERICKSON
Karen Erickson, Deputy Auditor
Clerk of the County Board

COMPREHENSIVE PLAN FOR ST. LOUIS COUNTY
VOYAGEUR PLANNING AREA

PROPOSED
VOYAGEUR PLANNING AREA
PLAN AND ZONING

(MAP)

Voyageur Planning Area

April 1982

This proposed plan and zoning has been prepared by the St. Louis County Planning Department in conjunction with a Citizens Study Committee representing Townships and areas in the Voyageur Planning Area.

Recommended by the St. Louis County Planning Commission-May 13, 1982.

Adopted by the St. Louis County Board of Commissioners-June 28, 1982.

Effective date-July 1, 1982.

DRAFT GOALS AND POLICIES

Goals

1. Protect and maintain the three major industries of the area, forestry, agriculture and recreation, while maintaining the rural quality of life for area residents.
2. Major new development should only take place if an area has adequate public facilities and services, as well as would not have any major adverse impact upon the areas environment.
3. The area's rivers and lakes are recognized as important resources and the proper use of these resources by all segments of society is encouraged.
4. The expansion of commercial and industrial facilities is encouraged, but it should be accomplished in a manner that protects the rights of adjacent property owners and maintains the rural lifestyle.

Policies

1. No area of northwest St. Louis County should be used for any type of hazardous waste disposal.
2. There should be a review of zoning standards in shoreland areas with consideration being given to basing lot size requirements, particularly in relatively underdeveloped areas, on soil conditions, road access and the water's ability to support additional use. Generally, this policy will result in a reduction of area zoned W-3.
3. Land development should be designed in a manner that takes into consideration the following concerns: flooding potential, drainageways, adverse soil or rock formations, wetlands, erosion

potential, slopes, adequacy of water supply and sewage disposal capabilities. Development which conflicts with such concerns should not be approved.

4. In agricultural and forest production areas the minimum lot size should be at least nine acres to allow those activities to continue with minimum interference from residential properties.
5. Commercial and industrial uses should be encouraged to cluster together with the exception of waterfront commercial, rural industry, neighborhood commercial home business and home occupation categories.
6. All new commercial and industrial developments, including those excepted under policy 5, should be reviewed under the following guidelines:
 - a. Access roads shall be adequate to handle anticipated traffic with ingress and egress planned to protect the public's safety.
 - b. County Health Department, prior to permit approval by the Planning Commission, has given tentative approval to the sanitary waste disposal system.
 - c. Noise, odor, smoke, particulates, lighting and visual guidelines shall be developed for each use that will degrade the area's environment particularly those of adjacent property owners.
7. Local planning committees for Unorganized Towns are encouraged. These committees shall be appointed by the County Board upon petition by residents of the Township. The Ash River Trail Planning Advisory Committee shall serve as a model for the other committees.
8. Public recreation facilities intended to serve more than local needs should not be concentrated in a manner that will create hardship upon area residents.
9. Township planning committees are encouraged to assist in the review of plans and applications. The County must give great weight to Town-committee recommendations and specific reasons must be given when the Town's recommendations are not followed.
10. All lakes and rivers should have a developed and maintained public access with the design of the access determined by the water's ability to support additional use.
11. Land that is intended to be developed for residential purposes (non-waterfront) should be developed at a minimum lot size of 4.5 acres. Smaller lots will be permitted under the following circumstances:

- a. Area already is developed at a higher density; or
 - b. Public water or sewer is available; or
 - c. The property is being developed at a planned development; or
 - d. Housing demand combined with soil conditions, land availability, adequate roads and other public facilities and lack of land use conflicts justify higher development density.
12. The existence of Voyageurs National Park should not in and of itself result in private lands within the park being treated any different than lands outside the park. This policy does not preclude the use of consumer information designed to make the public aware of the park's existence and the possibility that Federal Government may purchase the property.
13. If as a result of implementation of the Plan an individual's lot of record becomes a nonconforming lot, and in need of a variance to build; the fact that it was the Plan and not the individual's actions that resulted in the need for a variance shall be used by the Board of Adjustment as justification for the variance. This policy does not apply to uses and road setbacks, as well as the applicant must attempt to follow other setback requirements.
14. The conversion of old farm houses into duplexes or multiple family dwellings is considered an appropriate use of these structures if provisions are made for parking, sanitary disposal, water supply, safety and prevention of adverse impacts upon adjacent properties.

VOYAGEUR PLANNING AREA CONCEPTS

The plan concepts listed below are the essential categories of human activities which are commonly "planned" for, or guided into the most appropriate geographical location in proper relationship to one another. These relationships have been determined by contrasting a variety of information about the area including: land use; ownership; building permit activity; highways and road access; soil types; housing types; population; economic activities; streams, lakes and drainage patterns. The appropriateness of these relationships are typically decided by local citizens through public participation in surveys, public meetings and hearings. Consequently the concepts as delineated in the individual townships are subject to change or modification following close public scrutiny.

Each Town has had prepared a concept map which should be used in conjunction with the concepts. The map has each Town divided into concept areas. The number shown within each concept boundary refers to the concept number listed below. These concepts are very important since they will point towards specific zoning.

Concept 1 - Forestry

The forestry concept has many purposes; land falls within this category for many reasons, including suitability for forest management and forest product processing or remoteness where development would require expensive public services and facilities. The land may be environmentally unsuited for intense development. Lands within this category will likely be zoned to the largest lot size requirement

available (FM zone district). Rezoning from the zone district implementing this concept may take place without a plan amendment only if it is a zone change to the next less restrictive zone district according to lot area requirements or if the rezoning is to a more restrictive lot size standard. In an effort to preserve management options on tax forfeited land and to prevent unwise capital investments in the development of that land, it is essential that this concept, and related ones, be reviewed with resource management plans developed by the Land and Timber Department.

CONCEPT 2 - Forest Transition/Rural Estate

This concept may be used on lands not as isolated as those lands contained in the Forestry Concept. The need still exists on these lands to discourage development that would increase public expense significantly compared to revenue or interfere with the area's forestry and agricultural industries. This concept may be used in areas where soil or topographic conditions are not adequate to sustain higher density development. In the implementation of this concept active agricultural areas, remote areas having road frontage and forest industry areas will tend to have the most restrictive zoning requirements (typically the F-A zone district) particularly if development pressures and the existing land ownership pattern warrant such zoning. Land that tends to contain less active agricultural or forestry uses, or areas with limited development potential will see this concept implemented with a slightly less restrictive zone district (typically the A-1 zone district). Rezoning from this implemented concept will require a plan amendment if the resulting zoning would be less restrictive than a nine acre minimum lot size. A zoning map amendment will be needed for any other zone changes that would result in zoning consistent with the intent of this concept.

Concept 3 - Rural Residential

This concept recognizes that many people desire to live in a rural setting generally free from the problems associated with higher density development, but where there is no need to purchase larger tracts of land for their needs. This concept will permit residential development on 4.5 acres provided adequate public services and facilities are available to serve the development. This concept may also be applied to areas where soil conditions are not conducive to higher density development or where there is a need to provide transition areas between potentially conflicting land uses. A plan amendment will be required for any proposed implementing zone district that would result in either more or less restrictive lot size requirements from that which was used to implement this concept. An exception to the plan amendment requirement would occur when a subdivision plat is approved and recorded by St. Louis County because of the extensive review that takes place during the subdivision approval process; an individual need only to apply for a rezoning if said rezoning were to be implemented at the same time as recording of the subdivision plat.

Concept 4 - Suburban Residential

This concept is intended to point out areas where residential development on smaller lots should occur. These areas should have adequate soils, good road access and sufficient public facilities to serve the development. Development at this density will usually require the approval of a subdivision plat and, therefore, will have a more extensive review than other development. This review may show a need for larger lots than the minimum zoning requirement. This concept supports the need for larger lots or other actions as a result of subdivision plat review. No plan amendment is needed for any rezoning from the implemented concept if the rezoning does not result in lot sizes of less than one acre or more than 4.5 acres.

Concept 5 - Waterfront

This concept provides for compliance with the State's shoreland management program, and shall include all land 300 feet either side of a stream that drains more than two square miles and around area lakes. The Waterfront concept as measured around lakes may vary from 1,000 foot D.N.R. standard in order to provide efficient mapping and protection of the lake resource.

Concept 6 - Fragile Lands

Lands in this concept occur most often near developed residential areas or where pressure exists for residential development. However, due to environmental concerns, particularly poor soil conditions, these lands should not sustain similar development; in fact, development of any type, unless it is carefully planned, could seriously affect the development of adjacent properties. Therefore, land placed in this category should fall under the zone district that is most restrictive as to uses. Land may be removed from this category only after the approval of a plan amendment and the completion of an Environmental Assessment Worksheet, unless it has been determined by St. Louis County that soil and topographic conditions do not merit the Fragile Lands category; under such circumstances a plan amendment would be sufficient.

Concept 7 - C (Commercial)

There are some locations with commercial development which cannot be adequately protected without benefit of a commercial zone district. These locations typically provide services which go beyond local needs, some being regional in scope. Other commercial locations have several different commercial enterprises all of which contribute viability to the others and which conceivably could be hindered if encroached upon by residential or other conflicting land use.

Concept 8 - Industrial

This concept recognizes that certain industrial uses may need to locate within the study area, and they require an industrial zone district. Under most circumstances industrial uses would be encouraged to make use of the rural industry and home business conditional use categories, thereby not needing an

industrial classification; however, when an industry does not fall into these categories it is the preference of this concept that it be implemented through a light industrial classification. Only when a proposed use cannot under any reasonable circumstance be established under the light industrial category shall a heavy industrial category be used.

Concept 9 - Recreation Development

This concept will be used in conjunction with another concept other than a waterfront concept. It has been recognized in the goals and policies statement that recreation is very important to the County. Much of this recreational development ordinarily falls under the waterfront commercial category. This category is not used in any zone district other than a waterfront zone classification. However, a need has been shown to permit waterfront commercial uses in areas beyond the waterfront zone district. Therefore, where designated on the concept map waterfront commercial uses shall be allowed as a conditional use regardless of the zone district. The basis for this is that when a waterfront commercial use is proposed near but not within a waterfront area, it becomes similar to other uses allowed in that same district particularly neighborhood and highway commercial uses.

Concept 10 - CC (Community Centers)

The integrity of existing community centers shall be preserved by encouraging their continuation and the location of similar services nearby. This can be accomplished by the identification of these areas, establishing this concept as a priority, and ensuring that zoning is appropriate to allow continuation and necessary expansion. This concept is an overlay concept and, therefore, will be used in conjunction with another concept just as Concept 9 will be so used.

Concept 11 - Indian Reservation

The concept recognizes the need to cooperate with the Indian community for those instances that private lands fall within the Reservation. The zoning used to implement this concept shall only apply to non-Indian controlled property within the Reservation. Any change in the implemented concept will require a plan amendment and shall include notification to the tribal government of the pending change. This concept further requests that the tribal government notify the County of development on Reservation lands adjacent to or affecting non-Indian lands.

Concept 12 - Existing Development

This concept recognizes that there are "pockets" or development in rural areas that have been developed at a higher density than would likely be permitted under today's standards. This concept recognizes the need for such development to be placed in a zone district that would not place a burden upon property owners while at the same time not permitting development to continue at the same density levels that presently exist. A plan amendment is not required for a change of zoning.

Concept 13 - Airport

This concept is placed around airports and is intended to discourage development that is incompatible with the airport. Furthermore, this concept sets aside large tracts of land so that it can be developed in an orderly fashion compatible with the airport. Land within this concept shall be zoned FM with a plan amendment required for any other zone except commercial or industrial zone districts. Rezoning to commercial or industrial zone districts need only a zoning map amendment.

Concept 14 - Density Zoning

Land owners have recognized the advantages to holding down residential development density. These advantages include holding down public facility and service cost, environmental protection and maintenance of forestry and agricultural lands. Traditional large lot zoning does work towards accomplishing these advantages. However, there are occasions when large lot zoning does not meet local development goals although the desire is expressed to hold down development density. This concept when implemented will introduce density zoning as an overlay zone district. This concept will be used on a limited basis within those towns that have expressed an interest in using this type of zoning. The Planning Commission shall select the Towns which will use this concept; however, the Towns of Field and Kelsey shall be included in the effort. The implementing zoning shall be developed with the cooperating Towns, and the zoning regulations shall be ready for public hearing within six months of concept adoption. The implementing zoning may address many concerns and issues with the following list being used as a guideline for the zoning:

- a. Lot being created shall be adequate for sanitary waste disposal but should not be less than two acres in area with 200 feet in width.
- b. All lots created shall be separately described and recorded in the County Recorder's Office.
- c. Certificate of survey required if more than one small lot per 1/4 1/4 section is recorded.
- d. A set number of lots per 1/4 1/4 may be created (one per 1/4 1/4 in FM, two in FA possibly).
- e. The small lots can be concentrated in one 1/4 1/4 if the remaining land is not used for residential purposes and Planning Commission approval for density transfer is approved.
- f. There shall be direct access unto a publicly maintained road except in those instances a common driveway and septic system are shared.
- g. Persons creating lots shall live on the property and on the created lot a dwelling building permit shall be issued within one year of lot creation and a year-round home constructed within one

year of issuance of permit. Failure to do this shall mean that the created lot is a nonconforming lot.

- h. The parcel remaining in the 1/4 1/4 after all parcels are created shall not be less than 50% of the lot area required under traditional zoning.
- i. The maximum lot size created shall be five acres.
- j. Planning Commission approval shall be required if any of the above conditions cannot be met. In any event there shall be some sort of County/Town review of the creation of any lot.
- k. The failure to follow the rules and procedures of the overlay zone shall void the overlay zoning standards and require that the standards of the underlying zoning be followed.

The above list is only intended to serve as a guideline for the zoning. The final zoning regulations may follow additional guidelines.

MAPS

SEE ORIGINAL DOCUMENT

ANGORA	61-18
ALANGO	61-19
STURGEON	61-20
MORCOM	61-21
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LEIDING	64-19
LEIDING	64-20
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LEIDING	65-20
UNORGANIZED	64-21
UNORGANIZED	65-21
PORTAGE	65-18
PORTAGE	65-17
PORTAGE	66-17

PORTAGE	66-18
PORTAGE	66-19
UNORGANIZED	66-20
UNORGANIZED	66-21
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UNORGANIZED	71-21

EFFECTUATION

- Section 1 - This Amendment to Ordinance No. 27, Article II, shall take effect and be in full force on the 1st day of July 1982, after its adoption by the St. Louis County Board of Commissioners.
- Section 2 - Public hearings were held by the St. Louis County Planning Commission on April 27, May 6 and May 13, 1982.
- Section 3 - Recommended by the Planning Commission for adoption by the County Board on May 13, 1982.
- Section 4 - Commissioner Kron moved the adoption of this Amendment and Commissioner Anzelc duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Dodge, Kron, Hall, Hoff, Anzelc and Chairman Doty -
6

Nays: None

Absent: Commissioner Shannon - 1

This Amendment was declared adopted by the St. Louis County Board of Commissioners on the 28th day of June, 1982.

GARY L DOTY
Chairman, County Board

Certified as a complete and accurate copy of
Ordinance No. 27, Article II, Section 12.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

RAYMOND C. CARLSON
Raymond C. Carlson, Deputy Auditor
Clerk of the County Board

AMENDMENT TO THE
VOYAGEUR PLANNING AREA
WITHIN THE
TOWN OF FIELD - SEC. 19-36, T 63N, R 19W

The Comprehensive Plan for St. Louis County (Ordinance No. 27) as it pertains to the Voyageur Planning Area (Article II, Section 12) shall be amended to transfer Concept 1--Forestry and Concept 2--Forest Transition/Rural Estate lands within Sections 19 through 36, T 63N, R 19W (Town of Field as of 10/11/83) to Concept 14--Density Zoning.

Adopted: November 26, 1984
Effective: November 26, 1984

MAP

PROPOSED CONCEPTS AND ZONING
OF FIELD TOWNSHIP IN
T 63N, R 19W

SEE ORIGINAL DOCUMENT

EFFECTUATION

- Section 1 This Amendment to Ordinance No. 27, Article II, Section 12, shall take effect and be in full force on November 26, 1984, after its adoption by the St. Louis County Board of Commissioners.
- Section 2 Public hearings were held by the St. Louis County Planning Commission on July 12, 1984, and the Planning Commission recommended approval of the amendment.
- Section 3 The St. Louis County Board of Commissioners held a public hearing on the amendment on November 26, 1984.
- Section 4 Commissioner Krueger moved the adoption of this amendment and Commissioner Kron duly seconded the motion, and it was adopted on the following vote:
- Yeas: Commissioners Doty, Krueger, Kron, Lamma, Shannon, Janezich, and
 Chairman Cerkenik - 7
- Nays: None
- Absent: None

This Ordinance was declared adopted by the St. Louis County Board of Commissioners on the 26th day of November, 1984.

GARY CERKVENIK
Chairman, County Board

Certified as a complete and accurate copy of Amendment to
Ordinance No. 27, Article II, Section 12.

RUSSELL PETERSEN
Russell Petersen, County Auditor

ATTEST:

KAREN ERICKSON
Karen Erickson

Clerk of the County Board

AMENDMENT TO THE
VOYAGEUR PLANNING AREA
WITHIN THE
TOWN OF WILLOW VALLEY
T. 63. N. - R. 20 W. - SEC 12
(Ordinance No. 27, Article II, Section 12)

Adopted: May 23, 1989
Effective: May 23, 1989

Ordinance Number 27, Article II, Section 12

Plan Amendment
Summary -- Town
of
Willow Valley

1. The N 1/2 of E 1/2 of NE 1/4 of NE 1/4, Section 12, Township 63, Range 20 (Willow Valley) shall be placed in Concept 7-Commercial from Concept 2-Forest Transition.
2. The Voyageur Land Use Plan Commercial Concept reads as follows:

Concept 7 - C (Commercial)

There are some locations with commercial development which cannot be adequately protected without benefit of a commercial zone district. These locations typically provide services which go beyond local needs, some being regional in scope. Other commercial locations have several different commercial enterprises all of which contribute viability to the others and which conceivably could be hindered if encroached upon by residential and other conflicting land use.

MAP

WILLOW VALLEY 63-20

CONCEPT MAP

AMENDED MAY 23, 1989

Amendment To The
Voyageur Planning Area
Within The
Town of Linden Grove
T. 62 N. - R. 20 W. - Section 15
(Ordinance No. 27, Article II, Section 12)

Adopted: October 17, 1989

Effective: October 17, 1989

Ordinance Number 27, Article II, Section 12

Plan Amendment
Summary -- Town
of
Linden Grove

1. The South 417 feet of the North 625.5 feet of the West 230 feet of the East 417 feet of the NE 1/4 of the NE 1/4, and the West 208.75 feet of the East 417.50 feet of the North 208.75 feet of the NE 1/4 of the NE 1/4, Section 15, Township 62, Range 20, (Town of Linden Grove) shall be placed in Concept 7-Commercial from Concept 2-Forest Transition.
2. The Voyageur Land Use Plan Commercial Concept reads as follows:

Concept 7 - C (Commercial)

There are some locations with commercial development which cannot be adequately protected without benefit of a commercial zone district. These locations typically provide services which go beyond local needs, some being regional in scope. Other commercial locations have several different commercial enterprises all of which contribute viability to the others and which conceivably could be hindered if encroached upon by residential or other conflicting land use.

MAP

LINDEN GROVE 62-20

CONCEPT MAP

Amended: October 17, 1989

SEE ORIGINAL DOCUMENT

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 12, shall take effect and be in full force on the 17th day of Oct., 1989, upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on June 8, 1989, and by the St. Louis County Board of Commissioners on Sept. 26, & Oct. 17, 1989.

Recommended by the Planning Commission to the County Board for adoption on the 8th day of June, 1989.

Commissioner Raukar moved the adoption of this Ordinance amendment, and Commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Krueger, Kron, Lamppa, Lepak, Prebich, Raukar, and
Chairman Doty - 7

Nays: None

Absent: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 17th day of Oct., 1989.

GARY DOTY

Chairman, St. Louis County Board of Commissioners

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
12.

RUSSELL PETERSEN

Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON

Karen Erickson, Clerk

St. Louis County Board of Commissioners

AMENDMENT TO THE
VOYAGEUR PLANNING AREA
WITHIN THE
TOWN OF PORTAGE
T. 66N - R. 17W - SEC. 33
(Ordinance No. 27, Article II, Section 12)

Ordinance Number 27, Article II, Section 12

Plan Amendment Summary

Town of Portage

1. The SW 1/4 of the SW 1/4 of Section 33, Township 66N, Range 17W(Portage) shall be placed in Concept 4 - Suburban Residential, from Concept 1 - Forestry.
2. The Voyageur Land Use Plan Suburban Residential Concept reads as follows:

Concept 4 - Suburban Residential

This concept is intended to point out areas where residential development on smaller lots should occur. These areas should have adequate soils, good road access and sufficient public facilities to serve the development. Development at this density will usually require the approval of a subdivision plat, and therefore, will have a more extensive review than other development. This review may show a need for larger lots than the minimum zoning requirement. This concept supports the need for larger lots or other actions as a result of subdivision plat review. No plan amendment is needed for any rezoning from the implemented concept if the rezoning does not result in lot sizes of less than one acre or more than 4.5 acres.

MAP

PORTAGE 66-17

SEE ORIGINAL DOCUMENT

EFFECTUATION

This amendment to Ordinance Number 27, Article II, Section 12, shall take effect and be in full force on the 5th day of Dec., 1989, upon its adoption by the St. Louis County Board of Commissioners and shall be published in the official newspaper of St. Louis County as provided by Minnesota Statutes.

Public hearings were held by the St. Louis County Planning Commission on Oct. 12, 1989, and by the St. Louis County Board of Commissioners on Dec. 5, 1989.

Recommended by the Planning Commission to the County Board for adoption on the 12th day of October, 1989.

Commissioner Lepak moved the adoption of this Ordinance amendment, and Commissioner Krueger duly seconded the motion, and it was adopted on the following vote:

Yeas: Commissioners Krueger, Kron, Lamppa, Lepak, Prebich, Raukar, and
Chairman Doty - 7

Nays: None

Absent: None

This amendment was declared adopted by the St. Louis County Board of Commissioners on the 5th day of Dec., 1989.

GARY DOTY

Chairman, St. Louis County Board of Commissioners

Certified as a complete and accurate copy of
Amendment to Ordinance No. 27, Article II, Section
12.

RUSSELL PETERSEN

Russell Petersen, County Auditor

ATTEST

KAREN ERICKSON
Karen Erickson, Clerk
St. Louis County Board of Commissioners

COMPREHENSIVE PLAN FOR ST. LOUIS COUNTY
TOWNSHIP OF NORMANNA

Recommended by the Town Board November 15, 1982
Recommended by the St. Louis County Planning Commission February 10, 1983
Adopted by the County Board
Effective Date: March 14, 1983